

From: Planning@horsham.gov.uk
Sent: 09 September 2026 08:34
To: Planning
Subject: Comments for Planning Application DC/26/0933

Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 09/09/2026 8:34 AM.

Application Summary

Address:	Land Between Muntham Drive and Smugglers' Lane Chapel Road Barns Green West Sussex
Proposal:	Erection of 31 dwellings with access from Chapel Road including roads, parking and open space.
Case Officer:	Alice Johnson

[Click for further information](#)

Customer Details

Address: 5 Muntham Drive Barns Green Horsham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Loss of General Amenity - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	Tanglewood 5 Muntham Drive Barns Green West Sussex RH13 0PT 9th. September 2026 Planning Department Horsham District Council

Parkside
Chart Way
Horsham
RH12 1RL

Dear Sirs

Your ref: DC/26/0933, Land between Muntham Drive and Smugglers Lane, Chapel Road, Barns Green.

I wish to object to the development of the field south of Muntham Drive on the following grounds:

1) Flooding. Contrary to the GPA3 Assessment, the proposed site is not 'broadly flat' as stated. It is on a slope of clay based soil which does not drain easily. Already, in times of heavy rain, a great deal of surface water runs down the fields north of Smugglers Lane onto Chapel Lane. The village shop was badly damaged by flood water a few years ago and the drains are not able to cope with the current surface run off during heavy rainfall (see attached photograph showing water gushing out of the field onto Chapel Road). Building on the proposed field would increase the likelihood of flooding on adjacent housing, including the local shop and the following listed buildings: Bennetts, Blacksmith's Cottage, The Queen's Head and Heron's Reach (at the village shop). The IAWPA flood risk assessment shows that on 9.2.26, Well 2 was full (water was at 0.00m i.e. ground level) so that all rainwater was running off the surface and onto Chapel Road. This already discharges into the existing, overwhelmed and inadequate foul sewage network. Covering the area with buildings and roads will obviously make this worse.

2) Inadequate Infrastructure Provision.

a) There are already issues with the management of waste water with sewage regularly leaking onto roadside verges in Barns Green in periods of high rainwater i.e. there is not sufficient capacity in the existing local infrastructure to meet the current requirements, never mind adding 31 further dwellings arising from the proposed new development in Barns Green and a further possible 1000 homes in Southwater. To add insult to injury, Southern Water is now proposing to close their Itchingfield Wastewater Treatment Works and to transfer additional sewage to the already overwhelmed Barns Green Wastewater Treatment Works. Southern Water has been unable to confirm capacity, even for current usage. This situation is untenable and should be fully assessed before any planning decision is reached so that management of wastewater at Barns Green can be increased to meet both current and future needs.

b) Inadequate Electrical Infrastructure. The nearby development under construction (Sumners Fields) has had to put a number of houses onto a backup diesel generator. This indicates that there is insufficient capacity to meet current demand, never mind an additional 31 houses.

c) Access to the site would increase congestion and the risk of accidents. From the only possible access on Chapel Road, the sight lines are poor and the road is narrow. For their businesses to be viable, it is vital that it is possible for customers to park cars on the road at the Queen's Head and Village Shop, opposite the proposed entrance to the development. At peak times (school drop off and pick up), there are many taxis taking the 120 pupils to and from Muntham House School as well as cars transporting some of the 130 pupils at the village school and the children at the local playgroup. This development would increase traffic levels further with the associated risks and congestion.

d) The Shanly Homes application relies on a significant shift away from private car use. Barns Green has almost non-existent public transport. The nearest train station (Christ's Hospital) is 3.7km away and there is a very minimal bus service e.g. only two buses on a Tuesday at 07.00 and at 16.57. This is inadequate and unreliable transport provision for access to work, services such as GPs, hospitals, libraries and larger shops. There are no evening services at all and nothing at weekends. Thus, every house in the village requires access to at least one car, so both from the perspective of provision of parking spaces and access via local roads, this development would have detrimental, cumulative impacts on our already fragile road network

3) Heritage Assets and Managing Change within the Historic Environment.

a) We need to preserve and enhance our historic environment through positive management of development affecting designated heritage assets and their settings. Currently the following listed buildings: Bennetts, Blacksmith's Cottage, The Queen's Head and Heron's Reach, have rural outlooks. The proposed development would negatively affect that. Bennetts is surrounded by fields on two sides and long gardens and trees separate the housing on the Muntham Drive side. In addition, as it has no foundations, there is a high risk of serious structural damage to Bennetts (Grade 2, UID: 1286000) from heavy site traffic from the proposed Shanly Homes development. Building two-storey housing to the west of Bennetts would be very intrusive as it would be sited uphill from this historical building and would therefore dominate the skyline and ruin its rural outlook.

b) HDC's Planning Framework Policy 34 states that 'development should reinforce the special character' of the village. Any modern housing, urban in design, would be out of character with the listed buildings that surround the site and form the hub of the community i.e. the pub, the shop.

c) The southern boundary of the proposed site is Smugglers Way, a historic footpath used by smugglers hundreds of years ago and edged by ancient hedgerow. The National Planning Policy Framework states development causing loss or deterioration of irreplaceable habitats 'should be refused unless there are wholly exceptional reasons'. There are sensitive species (dormice) present, drainage sensitivities (see Point 4 above) and increased recreational pressure is anticipated. (Natural England's Standing Advice). Site access construction indicates removal of ancient hedgerow, destroying the natural habitat. There are bats which fly over and use this field for feeding every year. There has been no survey to determine which protected species and numbers of bats that would be affected by this development. This development would irretrievably damage this historic environment.

4) Barns Green is a 'medium village' with 'a moderate level of services, facilities and community networks.' Significantly increasing the population of the village would put strain on these. Conversely, increasing the level of services would change the nature of the village. In conclusion, this application should be refused because:

1. The area is susceptible to flooding, impacting on adjacent buildings.
2. There is inadequate waste water, electricity, road safety and public transport infrastructure to support this development.
3. This development would cause irretrievable damage to heritage assets, listed buildings, particularly Bennetts, and ancient hedgerow.
4. The development would cause unacceptable change to the historical character of the village centre.

Yours faithfully

[Redacted Signature]

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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